

NO TRANSFER
TAX PAID

WARRANTY DEED

Know All Men By These Presents

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4019

That we, **David L. Roberts and Ruth A. Roberts**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **David L. Roberts** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 7 Highland Avenue, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said David L. Roberts, his heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot No. 80 on a Plan of Gilman Heights and drawn by Francis V. Armstrong, C.E., said Plan dated December 4, 1939, and recorded in Plan Book 12, Page 77 in the Kennebec County Registry of Deeds, and as revised in April, 1948, and recorded in Plan Book 16, Page 2A, to which reference is made for a more particular description.

The above parcel is conveyed subject to certain restrictions and covenants numbered Section 1 to Section 13, both inclusive, as recited in a deed from Normand H. Frechette et al. to John R. Corey et al. dated August 30, 1957 and recorded in the Kennebec County Registry of Deeds, to which reference is made for a more particular description thereof.

BEING the same premises acquired by David L. Roberts and Ruth A. Roberts by Warranty Deed from Geoffrey S. Cohen and Edith T. Cohen dated October 14, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2051, Page 247.

Subject to a mortgage given by the grantors to Waterville Savings Bank, now Peoples Heritage Savings Bank, dated October 14, 1997 and recorded in the Kennebec County Registry of Deeds in Book 2051, Page 249.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said David L. Roberts, his heirs and assigns, to him and his use and behoof forever.

47-225

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said David L. Roberts and Ruth A. Roberts have hereunto set our hands and seals this 5th day of March, 1998.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

David L. Roberts
David L. Roberts

William P. Dubord
Witness

Ruth A. Roberts
Ruth A. Roberts

STATE OF MAINE
County of Kennebec, ss.

Dated: March 5, 1998.

Personally appeared before me on the day and year aforesaid the above-named, David L. Roberts and Ruth A. Roberts, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
William P. Dubord, Notary Public
My commission expires: 6/26/2001



WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2001

RECEIVED KENNEBEC SS.

98 MAR 10 AM 9:00

ATTEST: Theresa Reed Warner
REGISTER OF DEEDS